

## ADDENDUM 23.10.15

### Item No: 1

<b>Application No:</b>	<b>15/00945/FUL</b>	Author	Julie Lawson
Date valid:	16 June 2015	:	
Target decision date:	15 September 2015	☎:	0191 643 6337
		Ward:	Killingworth

Application type: full planning application

**Location: Land At Scaffold Hill Farm Whitley Road Benton NEWCASTLE UPON TYNE**

**Proposal: Residential development of 460 dwellings (use class C3) comprising of 115 affordable dwellings and 345 open market dwellings with associated access, infrastructure and engineering works. Extension to rising sun country park with associated habitat, landscape and recreational improvements (further contamination information submitted 15.10.15)**

Applicant: Bellway Homes (North East) Ltd And Taylor Wimpey Homes Ltd, C/O Agent

Agent: GVA Grimley Ltd, FAO Lindsay Coyle Fourth Floor Central Square Forth Street Newcastle Upon Tyne NE1 3PJ

**RECOMMENDATION:** Minded to grant legal agreement req.

#### **Clarification:**

The date of determination of the appeal referred to in Section 4 should be 03.07.13.

#### **Further information:**

A further Management Plan has been submitted which details management of the Country Park extension by Northumberland Estates, including frequency of management regimes and liaison with the Rising Sun representatives. Plans have also been submitted detailing landscaping for the Country Park, the SUDS and the profiles of the ponds and plans showing the proposed pedestrian routes through the Country Park.

#### Additional comments from Biodiversity Officer in response to revised Management Plan

I've had a look at the revised landscape drawings for the Rising Sun Country park element of the application and I am broadly happy with what is being proposed in the park, with the exception of some of the planting mixes (i.e. the grazing pasture seed mixes). However, the detail of these planting mixes can be agreed through conditions.

With regard to the Management Plan, there is not enough detail in the current management plan that has been re-submitted.. For example there is not enough detail relating to the following:-

- how management will be undertaken on the site taking into account great crested newt (a European Protected Species). The document states there is a GCN method Statement in Appendix 2;
- which fields will be horse grazed and which ones cattle grazed;
- no details regarding how they intend to prepare the ground for the creation of all the wildflower areas;
- limited information regarding wetlands management, particularly with regard to protected species/wildlife.

However, I am happy for a detailed management and maintenance plan to be conditioned (as stated in my previous list of conditions) and submitted to the LA for approval.

I have also spoken to Carl McLean (Rising Sun Manager) and Jerry Dronsfield (Parks Manager) and they are also happy for the Landscape Plans and Management Plan to be conditioned.

#### Additional comments from Rising Sun Manager in response to revised Management Plan

At the meeting with Northumberland Estates (NE), it was made clear that the phrase 'as necessary' for many of the maintenance objectives should be removed to ensure that tasks are carried out routinely.

It was agreed that a revised maintenance schedule should be submitted to NE from the Council. This will take me time but I have a member of staff currently reviewing what is required.

#### Additional condition:

Notwithstanding the submitted document, prior to the commencement of the development a revised Management Plan for the maintenance of the Rising Sun Country Park extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan.

Reason: In order to ensure the extension to the Country Park is managed appropriately.